



ORDINANCE NUMBER 2187

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT-INTERIM USE (TO EXPIRE ON AUGUST 31, 1997) TO ALLOW A PAINTLESS DENT REPAIR TRAINING FACILITY AT 2430 SQUIRE PLACE, WITHIN THE GENERAL BUSINESS SUBDISTRICT OF THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits-Interim Use, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit-Interim Use, to expire August 31, 1997 for a paintless dent repair training facility on the 0.9628 acre tract located at 2430 Squire Place and within the General Business Subdistrict of the Planned Development Number 70 (PD-70) zoning district.

SECTION 2. That this Specific Use Permit-Interim Use shall be operated in compliance with the conditions hereby established and by the approved site plan attached as Exhibit "A".

1. All paintless repair activities shall take place exclusively within the building.
2. Any vehicles and vehicle parts kept on-site during hours in which the facility is not open to the public shall be stored indoors.
3. Outdoor storage of vehicles and vehicle parts shall be prohibited.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas as herein amended by the granting of a Specific Use Permit-Interim Use for a paintless dent repair training facility at 2430 Squire Place.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.


SECTION 5. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

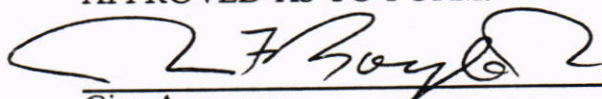
Duly passed by the City Council of the City of Farmers Branch, Texas, on this 10th day of July, 1995.

APPROVED:



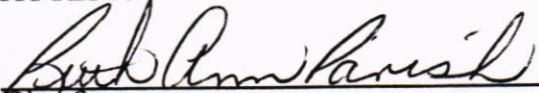
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

EXHIBIT "A" (2 of 4)

TABULATIONS

LAND AREA 41,741 SQ. FT. 0.9625 AC.
BLDG AREA 20,160 SQ. FT.
[10% OFFICE
90% WAREHOUSE]
COVERAGE 48%

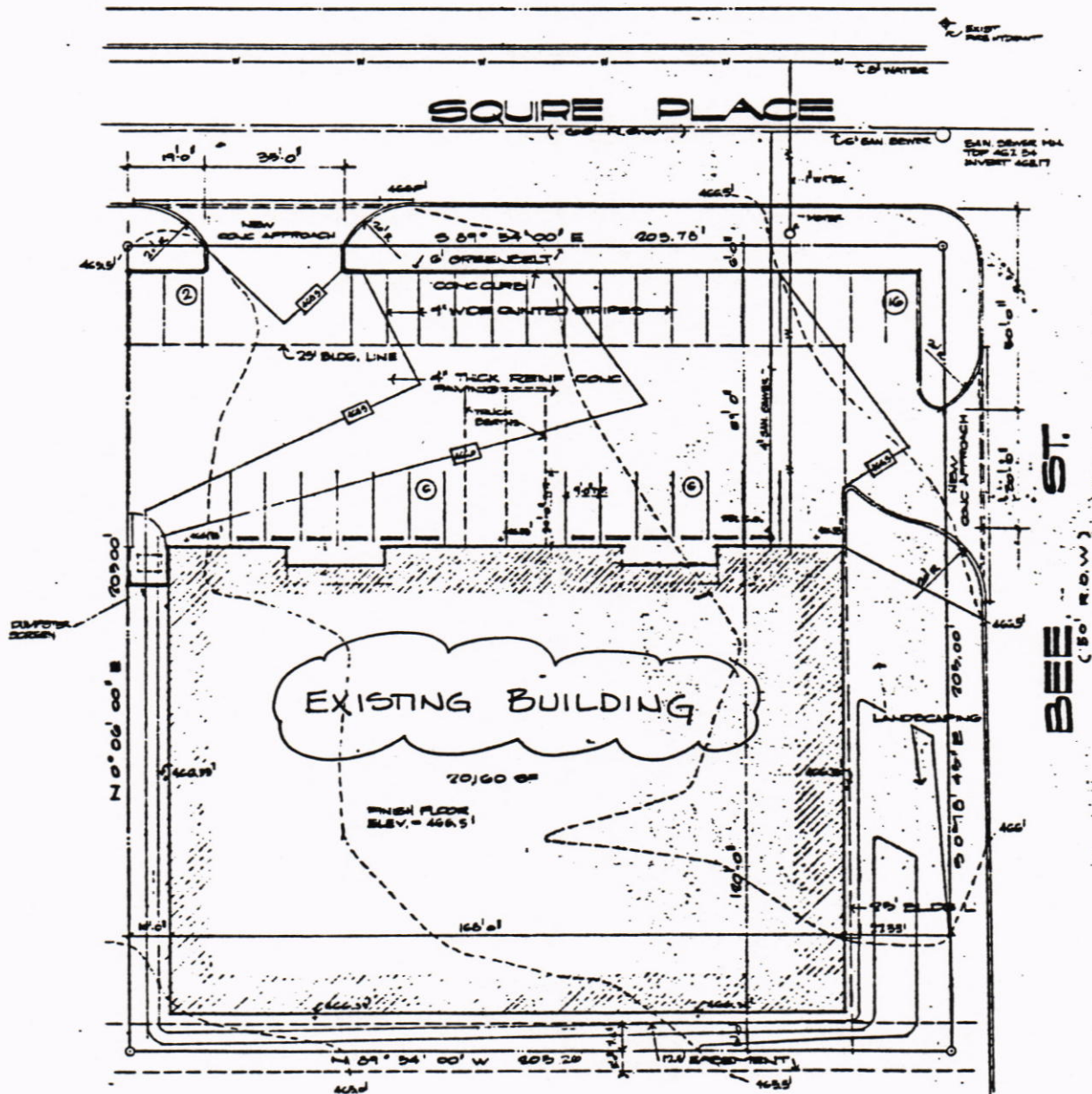
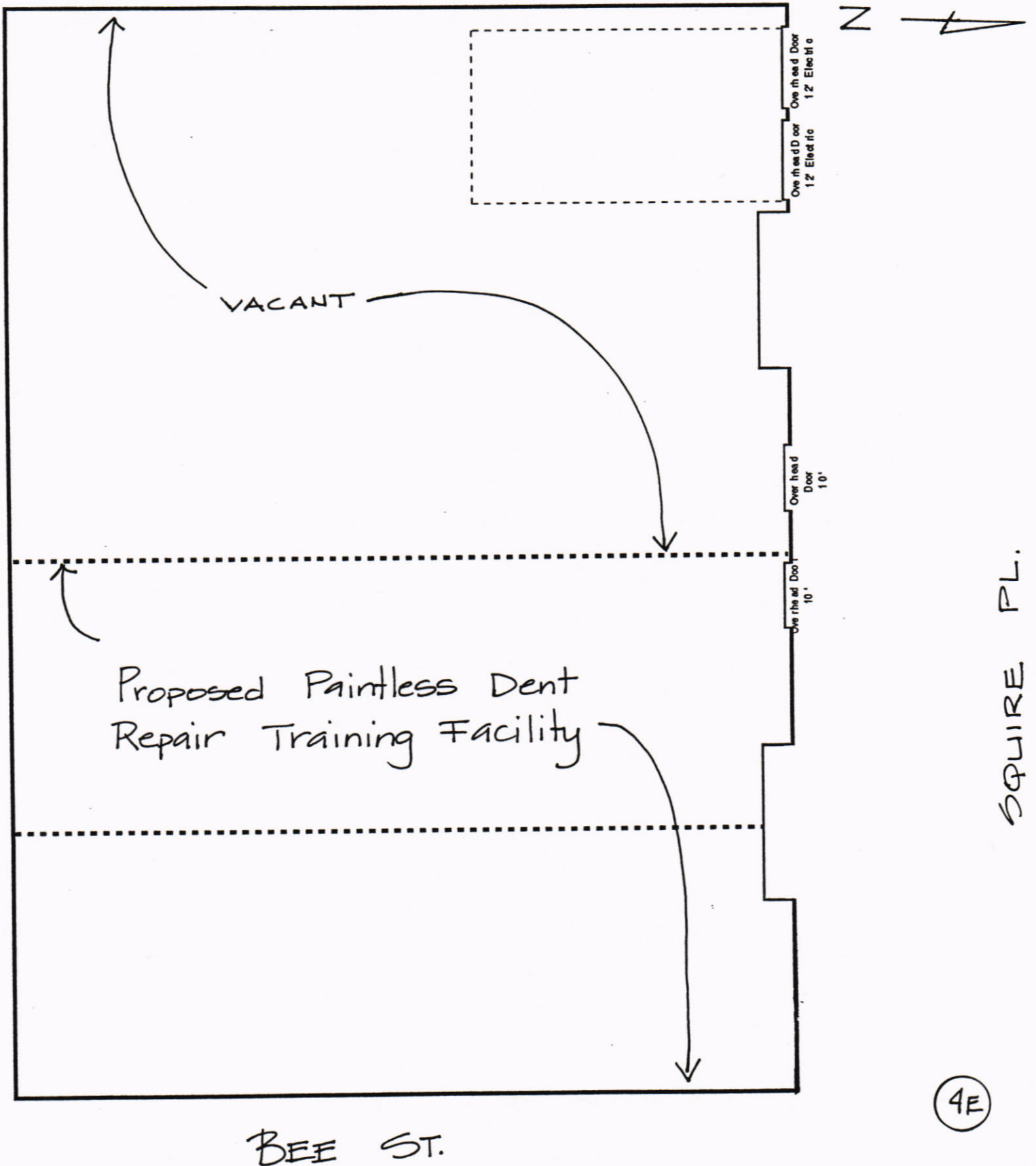


EXHIBIT "A" (3 of 4)



BEE ST.

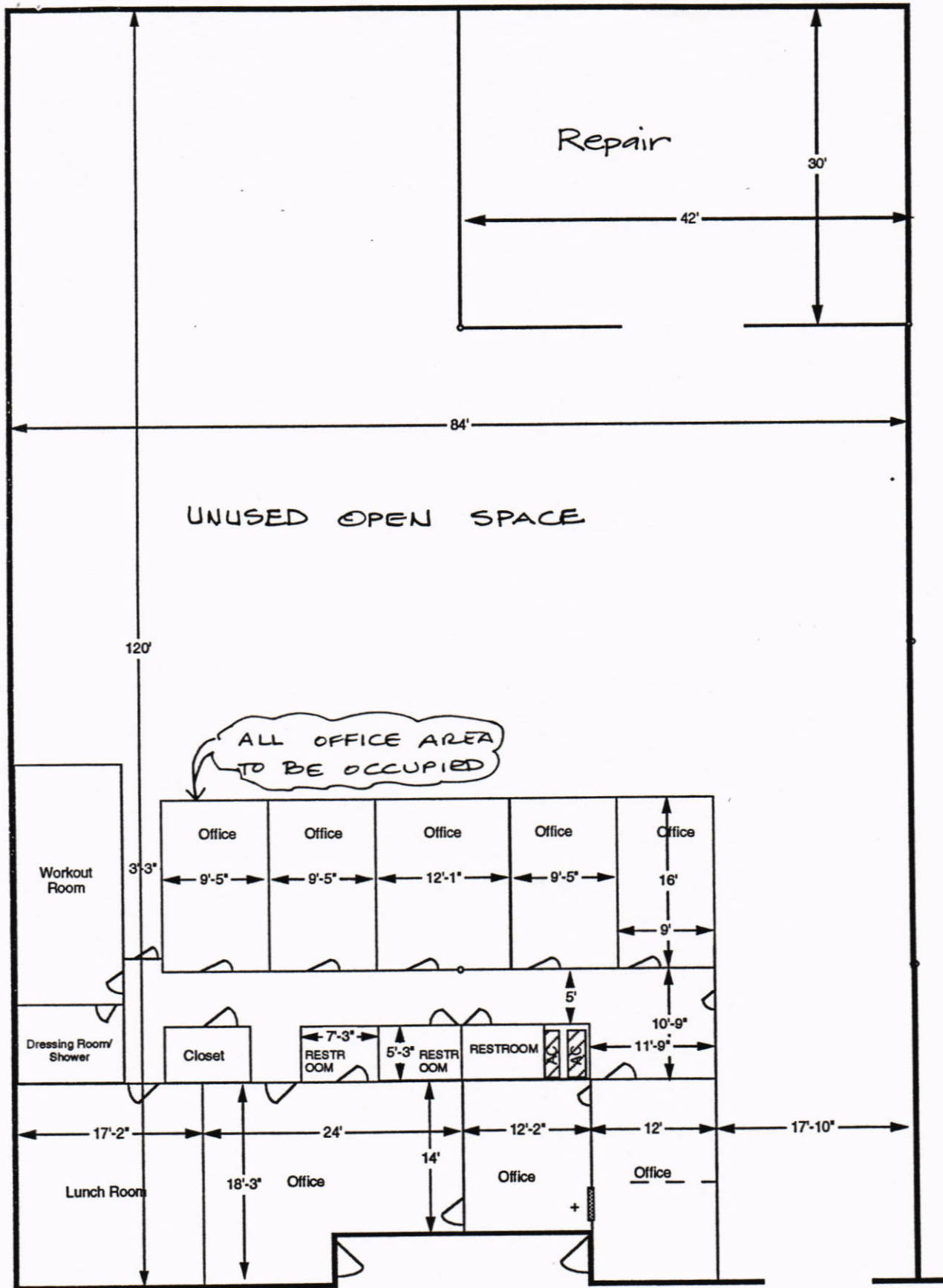


EXHIBIT "A" (4 of 4)

SQUIRE PL.